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City Council
Atlanta, Georgia

AN ORDINANCE

BY: COUNCILMEMBER  IVORY LEE YOUNG, JR.

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3/1/04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **705-709 North Avenue, N.W.** be changed from the **R-5 (Two-Family Residential)** District to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **111** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

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705-709 North Ave. All that property lying and being in Land ~~N2~~ of th 14th District of Fulton County, Georgia, being more particularly described as follows: BEGINNING at the northeast corner of Griffin Street and North Ave; running thence easterly 107 feet to the true point of beginning; running then 106 feet on the north side of North Avenue; running thence north 111 feet; running thence west 106 feet; and running thence south 93.5 feet to the true point of beginning. Property known as 705-709 North Ave.